

FEE \$10.00

PERMIT # 11713



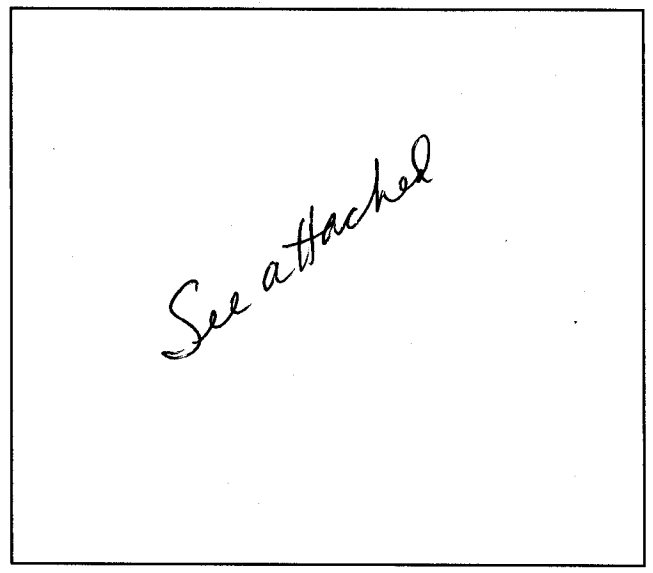
FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 670 Marshal St
 TAX SCHEDULE NO. 2945-032-84-009
 PROPERTY OWNER Don Smith
 OWNER'S PHONE (970) 256-1622
 OWNER'S ADDRESS 670 Marshal St
 CONTRACTOR Lee Homes
 CONTRACTOR'S PHONE /
 CONTRACTOR'S ADDRESS _____
 FENCE MATERIAL Wood
 FENCE HEIGHT 6'

PLOT PLAN



Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & fence height(s).

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-8
 SPECIAL CONDITIONS _____

SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater.
 Side 0' from PL Rear 0' from PL

Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 5-5-5B of the Grand Junction Zoning and Development Code).

The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is responsible for compliance with covenants, conditions, and restrictions which may apply. Fences built in easements may be subject to removal at the property owner's sole and absolute expense. Any modification of design and/or material as approved in this fence permit must be approved, in writing, by the Community Development Department Director.

I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply.

I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Don Smith

Date 5-31-01

Community Development's Approval Ronnie Edwards

Date 5/31/01

City Engineer's Approval (if required) Eric Hahn 5/31/01 - See plan

Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

GARNET AVENUE

S89°59'44"E 65.71

N



MARSHALL STREET

N00°00'14"E 84.44

N45°00'16"E 19.18

14' MULT-PURPOSE EASEMENT

48.30

22.00

23.50

22.80

26.30

46.30

10' IRRIGATION EASEMENT

S00°02'24"W 98.00

N89°59'44"W 79.21

Handwritten notes: "5' back of walk", "59' 20'", "88", "798"

ONE STORY HOUSE

new

new

FENCE OK

PER GIVEN

SETBACK SHOWN

LEGEND & NOTES

FOUND SURVEY MONUMENTS SET BY OTHERS

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

DESCRIPTION

LOT 9 IN BLOCK 4 OF GARRETT ESTATES SUBDIVISION, MESA COUNTY, COLORADO.

MERIDIAN LAND TITLE: 45966

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for WELLS FARGO HOME MORTGAGE; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 3/26/2001, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or any adjoining premises except as indicated, and that there is no evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Max E. Morris, Registered Colorado Land Surveyor #16413

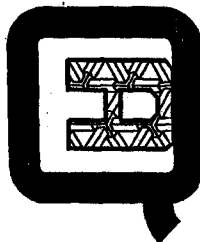
IMPROVEMENT LOCATION CERTIFICATE

670 MARSHALL STREET

FOR: D. SMITH

SCALE: 1 IN = 20 FT

DATE: 3/27/2001



Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370

SURVEYED BY: RM EG

DRAWN BY: MEM

ACAD ID: Dsmith

SHEET NO.

FILE: 2001-083